

CHAPTER 27

ZONING

Part 8

Off-Street Parking, Loading and Access Drives

§801. Off-Street Parking Requirements. In all districts, in accordance with every use, there shall be provided at the time any new building or structure is erected or any existing building is converted to a new use, or increased in capacity, off-street parking spaces in accordance with the requirements of this Section. The facilities required herein shall be available throughout the hours of operation of the particular business or use for which they are provided.

(1) All vehicle parking spaces shall contain a minimum of 200 square feet and shall have a width of not less than ten (10) feet.

(2) All off street parking facilities and parking areas shall be graded for proper drainage in accordance with applicable Township ordinances and regulations. All said off street parking facilities and areas shall be surfaced so as to provide a durable, dustless wearing surface provided however that all parking facilities and parking areas containing more than five (5) parking spaces which service multifamily dwellings and all non-residential uses shall be surfaced with bituminous paving material, concrete or other durable solid material. The said parking facility or parking area contain more than five (5) parking spaces shall be designed by a professional engineer licensed by the Commonwealth of Pennsylvania and plans for the same shall be submitted to and approved by the Township prior to the construction of said parking facility or parking area. The same shall be reviewed and approved by the Township engineer. The design shall be such as to meet the anticipated traffic volume, vehicle type and/or equipment expected for the proposed use of the parking facility or parking area. Permeable paving may be used in place of bituminous paving, concrete or other durable solid materials when used as part of a stormwater management plan in accordance with applicable Township ordinances and regulations subject however to the approval of the Township and its engineer after taking into consideration the use to which the parking facility or parking area will be put.

(Ordinance No. 41, adopted April 25, 2012)

(3) All parking areas shall be designed to provide for the orderly and safe parking or storage of vehicles, shall be clearly marked to facilitate movement and efficiency of use, and shall be maintained in good condition by the developer/owner. In addition, parking areas shall meet all Americans with Disabilities Act (ADA) requirements.

(4) Off-street parking spaces for all residential uses shall be located on the same lot as the dwelling units to be served and may be enclosed or unenclosed. Off-street parking spaces for non-residential uses may be located on a lot other than that containing the principal use, but shall be situated within 300 feet of the use being served. Such remote parking shall however remain under the control of the owner or operator of the use to which it is accessory and applications involving such parking areas shall include documentation which authorizes the use of said area for parking in connection with the principal use.

(5) The required parking spaces for any number of separate uses may be combined in one lot, but the required spaces assigned to one use may not be assigned to another use at the same time, except that parking spaces required for uses whose peak attendance will be at night or on Sundays, maybe assigned to a use which will be closed at night and/or on Sundays. Any applicant proposing to jointly use parking facilities with another use shall submit sufficient documentation to prove such uses will be non-concurrent.

(6) Adequate provisions shall be made for ingress and egress to all off-street parking spaces and parking areas. Specifically, access to residential off-street parking spaces shall be limited to one (1) drive or point of intersection and access to non-residential off-street parking areas shall be limited to two (2) drives or intersection points. Non-residential parcels less than 200 feet in width however shall have only one (1) driveway access point. In the case of corner lots, one (1) driveway intersection or curb cut may be permitted for each frontage.

(7) Drives intended to provide access to off-street parking spaces and areas shall be designed and constructed to meet the driveway design standards set forth in the White Deer Township Subdivision and Land Development Ordinance. Except in the case of single and two-family residences, off-street parking areas shall be designed so there will be no need for motorists to back over public walkways or street rights-of-way.

(8) A strip of land at least ten (10) feet in width shall be reserved as open space between any street right-of-way line or property line for nonresidential off-street parking area in the V and RR Districts. In the C and C & M Districts, such strip shall be at least 15 feet in width. No parking shall be permitted in this reserve strip and it shall be planted with grass or shrubs. The strip shall be protected by wheel bumpers or curbs or shall be raised in height at least eight (8) inches above the elevation of the adjacent parking area. No plantings or off-street parking spaces shall however be permitted within the clear sight triangle of any intersection.

(9) Parking areas for all non-residential uses shall be effectively screened on each side which abuts a Residential District or use. In addition, off-street parking areas providing ten (10) or more spaces for residential use shall also be satisfactorily screened. Such screening shall consist of a solid fence or wall at least six (6) feet in height; a building; or shall meet the requirements for screen plantings set forth in this Chapter.

(10) No off-street parking spaces or parking areas shall extend into any required buffer yard.

(11) To avoid excessive glare on adjacent properties or public streets, all lighting which is used to illuminate off-street parking spaces or areas shall be provided in a "down-lit" fashion.

(12) Off-street parking shall be provided as set forth in TABLE 2 below. In the case of any building or premises, the use of which is not specifically mentioned herein, the provisions for a use so mentioned and to which said use is similar, in the opinion of the Township Planning Commission and Board of Supervisors, shall apply. In the case of mixed uses or multiple uses of one structure, the total number of required

parking spaces shall be the sum of the required spaces for the various uses computed separately.

TABLE 2

OFF-STREET PARKING SCHEDULE

<u>Use Classification</u>	<u>Spaces Required</u>
A. <u>Residential Uses</u>	
1. Single family detached dwellings; two-family dwellings; & conversion apartments.	2 for each dwelling unit.
2. Single family attached dwelling units & multi-family dwelling units.	2.5 for each dwelling unit; 1.5 for each D.U. for elderly housing.
3. Residential cluster developments.	2.5 for each dwelling unit.
4. Mobile home parks.	2 for each mobile home lot + 1 Additional space for every 2 lots.
5. Boarding or rooming homes.	2 for the dwelling unit + 1 for each boarder.
B. <u>Institutional Uses</u>	
6. Day care facilities.	
a. Day care centers and group day care homes.	1 for each 5 students/clients + 1 for each employee.
b. Family day care homes.	2 for each dwelling unit + 2 customer spaces.
7. Schools. (Public or private)	
a. Elementary schools.	5 for each classroom + 1 for each employee in the maximum work shift.
b. Middle or high schools or post-secondary education facilities.	1 for each 4 seats of auditorium or gymnasium capacity, whichever is greater.
8. Churches, theaters, social halls, and Similar places of public or private assembly; government, municipal or community buildings.	1 for each 3 seats of total facility capacity.
9. Libraries, museums or other cultural Facilities; police or fire stations.	1 for each 200 square feet of gross floor area.
10. Nursing or personal care homes; Retirement villages.	1 for each 4 beds + 1 for each employee in the maximum work shift.

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| 11. | Group homes or institutional residences. | 1 for each 2 residents + 1 for each employee in the maximum work shift. |
| 12. | Correctional institutions. | 1 for each 5 persons of total facility capacity + 1 for each employee in the maximum work shift. |

C. **Commercial/Retail Uses**

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| 13. | Home occupations. | 2 for the dwelling unit + 2 customer spaces. |
| 14. | Bed & Breakfast establishments. | 1 for each guest room + 2 for the dwelling unit, where applicable. |
| 15. | Retail stores or business establishments, including agribusinesses & business or professional offices, except as provided below. | 1 for each 300 sq. ft. of gross floor area + 1 for each employee/vendor in the maximum works shift. |
| 16. | Convenience markets or general stores. | 1 for each 200 sq. ft. of gross floor area + 1 for each employee in the maximum work shift. |
| 17. | Restaurants; clubs or fraternal organization facilities; bars or taverns. | 1 for each 100 sq. ft. of gross floor area + 1 for each employee in the maximum work shift. |
| 18. | Medical, dental or veterinary offices or clinics. | 3 for each service provider + 1 for each employee. |
| 19. | Hotels, motels, or other similar Lodging facilities. | 1 for each guest room + 1 for each employee in the max. work shift + 1 addt'l space for every 5 rooms. |
| 20. | Public or adult entertainment facilities. | 1 for each 3 persons of total facility capacity + 1 for each employee in the maximum work shift. |
| 21. | Funeral homes. | 1 for each 50 sq. ft. of assembly area, with a minimum of 12 spaces + 1 for each employee. |

D. **Industrial Uses**

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| 22. | Manufacturing or industrial operations, or warehouse facilities. | 1.25 for each employee in the maximum work shift. |
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| 23. | Distribution centers or Transportation terminals. | 1 for each 500 sq. ft. of gross floor area + 1 for each employee in the maximum work shift. |
| 24. | Mineral extraction operations; Landfills. | 1 for each employee in the maximum work shift. |
| 25. | Junk yards or auto salvage operations; sawmills; contractor's shops & yards. | 1 for each employee + 3 customer spaces. |
| 26. | Data Centers and Data Center Accessory Uses.
(Ordinance No. 82,
adopted December, 16, 2025) | 1 for each 8,000 sq. ft. of floor area designed and intended regularly by employees OR 1 per employee in the maximum work shift, whichever is lesser. |

E. **Recreational Uses**

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| 27. | Public, semi-public or private parks, playgrounds, or recreation areas. | 1 for each 5 person of total facility capacity. |
| 28. | Commercial or institutional Recreation or resort developments. | 1 for each 3 persons of total facility capacity + 1 for each employee in the maximum work shift. |
| 29. | Campgrounds or RV parks. | 2 for each camping space + 1 additional space for every 5 camping spaces. |

§802. Off-Street Loading Requirements. Off-street loading spaces or berths shall be provided in connection with every commercial, industrial, or institutional building or use which requires the delivery or shipment of merchandise or materials. Such accommodations shall meet the following requirements:

(1) Each off-street loading space or berth shall be designed to be of such size as will adequately accommodate the intended use. This loading area shall be located entirely on the lot being served, either inside or outside of a building, and shall be designed so that there will be no need for drivers to use or back over public walkways or street rights-of-way.

(2) No off-street loading space, berth or dock may extend into any required buffer yard or setback area.

(3) Loading and unloading areas and spaces shall be paved with bituminous paving material or concrete designed by an engineer to meet the demands of the anticipated use.

(Ordinance No. 41, adopted April 25, 2012)

(4) Loading areas and spaces shall be constructed at grade level whenever possible. When necessary, ramps may be permitted, with a grade not exceeding five (5%) and shall include protection against water impoundment or drifting snow.

(5) The number of loading spaces required shall be as set forth in TABLE 3 below.

TABLE 3

OFF-STREET LOADING SCHEDULE

<u>Gross Floor Area</u>	<u>Spaces/Berths Required</u>
0 - 10,000 sq. ft.	One (1)
10,001 - 50,000 sq. ft.	Two (2)
Over 50,000 sq. ft.	Two (2) + one (1) for each additional 50,000 sq. ft. of gross floor area.

§803. Driveways and Access Drives. To minimize traffic congestion and control street access in the interest of public safety, and to encourage the appropriate development of street and road access, the following standards shall apply to the construction or creation of all new driveways or access drives.

(1) Every building or lot shall have access to a public street or an approved private street. Where possible, residential lots shall access onto a local street rather than a collector road or arterial highway. Access shall require a Driveway or Highway Occupancy Permit in accordance with PADOT standards or Township Driveway requirements, as appropriate.

(2) All driveways and access drives shall be designed to meet the applicable design standards set forth in the White Deer Township Subdivision/Land Development Ordinance and shall be paved in accordance with the standards for Off Street Parking as set forth in the White Deer Township Zoning Ordinance. Driveways or access drives for individual single family and duplex residential uses shall be exempt from the paving requirements.

(Ordinance No. 41, adopted April 25, 2012)

(3) All applications for driveway and access drives shall include a scaled drawing showing the location, construction material(s), and the sight distance proposed for the accessway and shall be submitted to the appropriate Township official for review and approval.

(4) The number of driveway or access drive intersections permitted per lot shall be as established in this Chapter.

(5) Except in the case of single and two-family dwellings, all driveways shall be designed so that there will be no need for motorists to back over public walkways or street rights-of-way.

(6) A common driveway serving two (2) adjoining residential lots may be permitted, provided that the lot owners involved submit to the Township a mutually-acknowledged agreement subjecting said lots to such use. Where however, a number of individual parcels or buildings are being developed jointly for non-residential use, the location and planning of driveway or access drive intersections shall require the joint use of such facilities

where possible as a means of minimizing the overall number of intersections created.

(7) Driveways and access drives should be located where street alignment and profiles are favorable, where there are no sharp curves or steep grades, and where sight distance related to the driveway is sufficient to avoid creating hazardous traffic conditions. A leveling area having a grade of four percent (4%) or less for a distance of 15 feet from the edge of the cartway or paved surface of the intersecting street shall be provided for all driveways and access drives.

(8) Driveways or access drives shall not cross a street right-of-way line within:

(a) 40 feet of the right-of-way line of the intersection of a local street, nor within 100 feet of the right-of-way line of the intersection of a collector road or arterial highway;

(b) Five (5) feet of a fire hydrant, catch basin or drainage inlet;

(c) Ten (10) feet of a property line for a commercial, institutional or industrial use, unless a shared driveway or access drive is used; nor

(d) Five (5) feet of a property line for a residential use, unless adjoining property owners mutually agree to a common driveway or access drive.

(9) Driveways or access drives shall be designed and constructed in such a manner to avoid impairing drainage within a street right-of-way or any adjacent area. Where determined necessary by Township officials, a drainage pipe shall be installed under the driveway or access drive by the property owner. The length and diameter of such pipe shall be as established and approved by the appropriate Township officials. (In no case shall a drainage pipe be less than 15 inches in diameter.)

(10) All driveway and access drives shall be installed in accordance with applicable local, state and federal ordinances, laws, statutes and regulations and in particular the Township Subdivision and Land Development Chapter.

(Ordinance No. 11, adopted June 27, 2006)

(Ordinance No. 99-1, adopted July 20, 1999)